

# Dream Home Consultants, LLC.

## The Code Guy

www.DreamHomeConsultants.com    bruce@DreamHomeConsultants.com

### CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

**Chris Sample**

---

#### INSPECTION ADDRESS

1234 W. Sample Lane, Cary, NC 27512

#### INSPECTION DATE

3/30/2012 8:00 am to 11:00 am



**This report is the copyrighted and exclusive property of Dream Home Consultants, LLC. (DHC). DHC grants the clients for whom it was prepared a license to use this report for the sole purpose of evaluating the purchase of the property or to submit a warranty repair request to a builder. This report is not transferable to any third party including a subsequent purchaser of the property. Use by unauthorized persons is strictly prohibited and is a violation of copyright laws. Agents and lenders are cautioned against providing this report to any third party without the express written permission of Dream Home Consultants, LLC.**

---

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.  
All printed comments and the opinions expressed herein are those of Dream Home Consultants, LLC.

## GENERAL INFORMATION

**Inspection Address:** 1234 W. Sample Lane, Cary, NC 27512  
**Inspection Date:** 3/30/2012 Time: 8:00 am to 11:00 am  
**Weather:** Partly Cloudy - Temperature at time of inspection: 70-80 Degrees

**Inspected by:** Bruce Barker

**Client Information:** Chris Sample  
**Structure Type:** Wood Frame  
**Foundation Type:** Slab  
**Furnished:** No  
**Number of Stories:** Two

**Structure Style:** Two Story

**Structure Orientation:** North

**Estimated Year Built:** 1993  
**Unofficial Sq.Ft.:** 2250

**People on Site At Time of Inspection:** Buyer(s)  
Buyer's Agent

### General Property Conditions

#### PLEASE NOTE:

Recommended actions in this report should be completed before the end of the inspection period or new home warranty expiration. Qualified and appropriately licensed specialists should perform all services and repairs and provide written documentation about the services and repairs performed and about all warranties covering the services and repairs. You should obtain this documentation from the sellers. Specialists, using equipment and procedures not available to a home inspector, may identify additional defects or recommend upgrades that could affect your evaluation of the property.

Report File: sample report033012

## SCOPE OF WORK

Buying and owning a home is an emotional experience. It combines excitement, anticipation, and satisfaction with the fear that the home may contain unanticipated and costly problems. A home inspection will help you identify most of the serious problems that may be present in the home. It is not intended to and does not identify all potential problems. Understanding the scope and limitations of a home inspection will help you appreciate the risks that will remain after the inspection. The following statements will help you set realistic expectations about your home inspection.

1. Home inspections in North Carolina are governed by the North Carolina Standards of Professional Practice.
2. Members of The American Society of Home Inspectors (ASHI) also conduct their inspections in accordance with the ASHI Standards of Practice. You may obtain these standards at <http://www.homeinspector.org/standards/default.aspx>. The North Carolina and ASHI standards are incorporated by reference into this report.
3. Home inspections concentrate on finding and reporting major defects that need immediate major repair. A major defect occurs when a component is significantly deficient and is not functioning as intended. An immediate major repair is one that may cost more than \$1,000.00 when performed by a qualified licensed contractor. We may report minor defects as a courtesy to you, but doing so does not expand the scope of this inspection.
4. Home inspections do not eliminate risk in buying and owning a home. Home inspections help you identify and manage most major risks.
5. Home inspections are one tool in your home ownership risk management plan. Other tools include homeowner's insurance, home warranties, and periodic preventive home maintenance. You should carefully research and understand all available risk management tools and implement those that are appropriate for your situation.
6. Home inspections are visual, non-invasive inspections. It is very unlikely that your inspector will discover defects that are behind walls, underground, under floor coverings, covered by furniture or other owner belongings or other places he cannot readily and safely access.
7. Home inspections are limited by conditions at the time of the inspection. Examples of condition limits include the following. We may not test air conditioners if the outside temperature is below 60 degrees and we may not test furnaces if the temperature is above 80 degrees. We may not walk on a roof if it is wet, too steep, or too high to reach with our ladder. The amount of time we can spend in an attic is limited in hot weather by the extreme heat in most attics.
8. Home inspections are not technically exhaustive. We do not look at every individual component in the home. We do not use equipment and test instruments that are used by specialists in their more technically exhaustive inspections.
9. Home inspections are limited by time. We try to strike a balance between a reasonable price for the inspection and the amount of time required to discover most major defects. This balance means that, occasionally, some major defects may not be discovered. This is particularly true of defects that are partially or fully concealed.
10. Home inspections involve one visit to the property and telephone consultation before and after the inspection. If you want your inspector to monitor or inspect seller repairs, he will be happy to do so, for an additional fee.
11. Home inspections, including new home inspections, are not building code or zoning compliance inspections. Only the local building official can conduct such inspections.
12. Home inspections report on conditions present during the inspection. Conditions change. Something that functioned as intended during the inspection can fail immediately after the inspection.
13. Home inspectors are like general practice doctors. They look for symptoms that may indicate problems and refer you to specialists for additional diagnosis and treatment. Sometimes the specialist will determine that no actionable problem exists. This is good. It is better to get a clean second opinion than to ignore a potential risk.
14. Home inspectors must make subjective judgments about which findings to include in a report and how to present the findings in writing. Ask ten different home inspectors about an issue and you may get eleven or more opinions. Expect different findings and opinions in every home inspection report.
15. Home inspection findings are not items that the seller or builder must always fix. Builder's repair responsibilities are governed by many factors including the builder's warranty policies and contractual

agreements with you. Builders must also comply with building codes and other minimum construction standards. Seller repair responsibilities, for resale homes, are typically governed by agreements in the contract between the buyer and seller. Look to your Realtor or a qualified real estate attorney for guidance in these matters.

16. Home inspections with few or no findings are a good thing. Just because no major defects are identified does not mean that the home inspected fee is "wasted." Just as you do not wish for an accident to collect on your car insurance, you should not wish to find major defects to "collect" on your home inspection.

## USING YOUR HOME INSPECTION REPORT

It is very important that you read the full home inspection report. It is tempting to concentrate on the summary report because that is where the defect findings and recommendations appear. Please resist the temptation. The full report contains important and useful information that will help you better understand and place in context the findings and recommendations in the summary report.

To help guide you through the report we use colored printing. Sections in black print contain general background information such as descriptions of components observed in the home, general information about those components, general scope and limitations of our inspection of those components, and helpful hints about the component's possible useful life and maintenance. Sections printed in green contain important inspection findings that do not require current attention, but which you should monitor closely for possible near term maintenance or repair. Green sections also describe important inspection limitations present during this inspection. Sections printed in red contain what we believe are major defects that may cost over \$1,000 to repair or replace or that present a clear and present safety hazard. Sections printed in blue contain what we believe are minor defects that may cost less than \$1,000 to repair or replace. Note that the decision to classify a defect as major or minor is subjective. Many findings classified as minor can cost over \$1,000 to repair depending on exactly what work is required and who performs it. Findings classified as major often receive that classification because we believe they are safety risks, not because they are necessarily expensive to repair.

We describe many components as being in "acceptable condition." Acceptable condition means that the component appeared to function as intended during the inspection. Components in acceptable condition will present normal wear and tear that is appropriate given the estimated age of the component and the age and type of structure in which it is installed. Such components will present cosmetic and functional deficiencies that do not have a significant impact on the operation of the component.

We recommend that all evaluation and repair of defects identified in this report be performed by "qualified" people. The first condition an individual or company must meet to be considered qualified is to hold a current North Carolina license to perform the evaluation and/or repair. Most construction related activities require a license. Many jobs, particularly those involving electrical, plumbing and air conditioning work, require a permit unless they involve minor routine maintenance. We recommend that you check the license status of all proposed contractors. We recommend that you check with the building department having jurisdiction where the home is located to determine if the proposed repair requires a permit. The second condition to be considered qualified is that the individual performing the work has relevant experience. While someone in a company may have relevant experience, the person sent to perform the work may or may not have the relevant experience. We recommend carefully selecting qualified people to evaluate and/or repair defects identified in this report.

Remember that the primary objective of a home inspection is to identify and document major defects. Seeing all those defects listed in one place can be disturbing. It is important to consult with qualified specialists when recommended and get the facts before making decisions. Most situations can be resolved when the specialist's recommendations are gathered and placed in perspective. We will be happy to discuss questions that may arise after the inspection. We are a phone call away.

## Structural Components

Arizona and national inspection standards require us to observe and describe the home's foundation, floor, wall, ceiling, and roof structures, and any structural columns. If the foundation is a concrete slab, we examine the visible exterior stem walls that extend above grade and the visible areas of the garage floor. If it is a raised foundation (crawl space or basement), we enter the area to inspect the visible structural components. If we cannot enter a crawl space, we report that fact and the reasons why we could not enter.

Observing and reporting on structural components involves a large degree of subjective judgment. Homes in this area vary from new to over 100 years old. The methods and materials used to build homes vary over time and among contractors as does the skill and care of the people involved in the building process. The rules in effect when the home was built also vary over time and jurisdiction as does the skill and care of the people involved in enforcing those rules. There is no practical means for us to determine whether a component was installed according to the rules in effect when the home was built, nor is there any practical means for us to determine whether a component will fail in the future. The decision about whether to report a structural component as defective is, therefore, subjective. Being subjective, people can and sometimes will arrive at different conclusions when presented with the same observations.

We conduct our structural inspection from a general construction perspective. We do not measure the foundation or use special instruments that determine whether the foundation is level or has experienced movement. We are not structural or geotechnical engineers. If you have specific structural or geological concerns that we do not address in our general structural report, you may deem it prudent to consult with a qualified engineering or geotechnical specialist.

### Structural Component Descriptions

#### Foundation Type Description

##### *Component Descriptions and Conditions*

The primary structure is built on a concrete slab on grade (slab) foundation. Slab foundations vary from older ones that may not have a moisture barrier, reinforcing steel, or crack control material such as fiberglass mesh to newer ones that may contain some or all of these materials. We cannot see in or under the slab, nor can we see most of the slab surface because it is concealed by floor covering material. We cannot determine the materials used to construct the slab and we cannot determine how the ground under the slab was prepared.

Many slabs are built or move out of level. One general rule for newer homes is that a slab should be level within 1/4 inch at any point within 12 feet and should not vary from flat more than 1/4" in 10'. Smaller out of level conditions are usually considered acceptable, although they may contribute to cracking of hard floor covering material such as tile and grout.

Many poured in place concrete stem walls present hairline cracks. There is no generally accepted standard for evaluating stem wall cracks. A general rule for newer homes is that stem wall cracks exceeding 1/8" wide should be sealed and cracks exceeding 1/4" wide should be evaluated for possible settlement or heaving issues.

Many slabs exhibit cracks when the floor covering material is removed. There is no generally accepted standard for evaluating slab cracks. One general rule, applicable to older homes, is that cracks less than 1/4 inch wide that exhibit no vertical displacement are considered acceptable. Cracks near the 1/4 inch limit may require sealing to reduce moisture infiltration. In newer homes, slab cracks exceeding 3/32" in width and 1/8" vertical displacement may require repair.

Most cracks result from shrinkage that occurs when concrete dries too quickly, a common occurrence in this area. Other common reasons for slab cracks include improper mixing or laying of the concrete, improper preparation and compacting of the soil under the slab, improper drainage of water away from the foundation and movement of the soil under the slab. There are other causes of slab cracks. A structural or soils engineer

can provide more information about specific slab cracks.

### **Roof Component Description**

#### *Inspection Limitations*

The roof structural components are not accessible and visible. We do not express a finding about the nature and condition of the roof structural components. The most likely roof structure consists of dimension lumber that is part of an engineered truss system.

### **Ceiling Component Description**

#### *Inspection Limitations*

The ceiling structural components are not accessible and visible. We do not express a finding about the nature and condition of the ceiling structural components. The most likely ceiling structure consists of dimension lumber that is part of an engineered truss system.

### **Wall Component Description**

#### *Inspection Limitations*

We could not observe the wall structure materials because they are covered by finish materials. We do not express a finding about the nature and condition of concealed materials. We believe the exterior wall structure is conventionally framed using 2x4 and/or 2x6 wood studs. The interior walls are most likely conventionally framed using 2x4 wood studs.

### **Floor Component Description**

#### *Inspection Limitations*

We were not able to observe the floor structure because it is concealed by finish materials. We cannot express a finding about the condition of the concealed materials. The most probable floor structure components include engineered floor joists for the second story floor and concrete for the first story floor.

### **Column Component Description**

#### *Component Descriptions and Conditions*

The visible components of the rear porch structural columns consist of wood posts.

#### *Inspection Limitations*

We could not observe the materials providing support for the structural columns because they are covered by finish materials. We do not express a finding about the nature and condition of the concealed materials. We believe the columns are conventionally framed using 2x4 and/or 2x6 wood studs.

## **Structural Component Condition**

### **Component Condition**

#### *Component Descriptions and Conditions*

We observed the visible and accessible structural components according to Arizona and ASHI standards. The observed components appear to function as intended and appear in acceptable condition given the age and type of home unless otherwise specified in this report.

# **Exterior**

## **Wall Coverings & Fascia & Trim**

### **Wall Covering Description and Condition**

#### *Component Descriptions and Conditions*

The exterior house walls are clad with stucco that we believe is applied over wood frame. The wall cladding material appears in acceptable condition and appears to function as intended given the age and type of house unless otherwise specified in this report.

### **Fascia & Trim Description and Condition**

#### *Component Descriptions and Conditions*

The eaves, soffits, and fascias are made of wood or wood products such as plywood. They appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

### Stucco Crack & Damage Deficiencies

#### *Important Information*

We observed minor cracks in the stucco. Such cracks are common and occur for several reasons. "Spider web" type cracks can occur anywhere on a stucco wall and are usually caused by the stucco drying too quickly during installation. Cracks that occur where windows, doors and other materials penetrate the stucco are often caused by differential movement between the stucco and the penetration. Different materials move at different rates depending on their exposure to heat, moisture, and wind stress. Stucco is usually intolerant of movement and can crack if the material under or around it moves. Cracks around penetrations often occur because the penetration creates a weak spot in the wall where additional movement can occur.

The Arizona Registrar of Contractors standard for repairing stucco cracks is that cracks greater than 1/16 inch wide or "excessive" cracking should be repaired in new homes. You should monitor the stucco cladding at least annually and seal cracks that could allow water infiltration into the wall cavity. Refer to our general maintenance recommendations about caulking and sealing.

### Stucco Paint & Caulk Deficiencies

#### *Important Information*

We observed aged stucco and wood trim paint. Paint is the water resistant membrane that protects the stucco and wood trim and the materials beneath from moisture damage. We observed no damage to the structure and believe that this is currently a cosmetic issue. We recommend repainting by a qualified painting contractor at the next convenient opportunity.

### Fascia and Trim Wear & Damage Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that sections of the wood fascia, eaves, or trim are water damaged. We recommend evaluation of the causes of the damage and repair by a qualified contractor. The material requiring attention includes: fascia at the left and right corners of the rear porch roof.



### Fascia & Trim Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that a gap exists between the exterior header casing at the pool bathroom door and the stucco siding material. This can allow water to infiltrate into the home and damage framing materials. Water inside walls can provide moisture for fungal growth. We recommend that a qualified contractor flash the door as recommended in the "Moisture Control Handbook" published by the Energy & Environmental Building Association at [www.eeba.org](http://www.eeba.org).



## Exterior Doors and Windows

### Window & Door Condition

#### *Component Descriptions and Conditions*

The exterior door components including the door, frame, threshold, and weather stripping appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. Acceptable condition means that the door appears to substantially seal against the weather as intended.

The sliding glass door(s), if any, appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. Acceptable condition means that the door glazing is intact, that the seals and weatherstripping function as intended, and that the door operates and locks as intended, although operation may not be completely smooth or effortless.

The visible components of the window frames and glazing appear in acceptable condition given the age and type of home unless otherwise specified in this report. Acceptable condition includes minor cosmetic and functional deficiencies that do not significantly impact the operation of the component. We do not inspect screens, awnings and other window accessories. Screens are often missing and may be removed for aesthetic reasons. We recommend asking the owners about the location of any missing screens.

The exterior window components including the glazing and frame appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. Acceptable condition means that the windows appear intact and appear to substantially seal against the weather as intended.

### Hung Door Weather Strip & Threshold Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that the weather strip is absent or damaged on hung door(s). This condition can allow air, water and possibly vermin into the home. We recommend repair by a qualified tradesman. The door(s) requiring attention include: several doors.

We observed light around the edges of hung door(s). This condition can allow air, water and possibly vermin into the home. We recommend repair by a qualified tradesman. The door(s) requiring attention include: the pool bath door.

### Window Glass Deficiencies

#### *Deficiencies and Recommended Actions*

We observed broken window glass. We recommend replacement by a qualified window contractor. The window(s) requiring attention include: the front dining room window fixed sash.

### Window Frame Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that window sash(es) do not fit square in the window frame. The window(s) do not close as intended. This allows air to enter the home. We recommend adjustment by a qualified window technician.

The window(s) requiring attention include: the front center second story bedroom window.

### Window Flashing & Water Deficiencies

#### *Deficiencies and Recommended Actions*

We observed evidence of water infiltration at window(s). Water infiltration can damage building components and can provide conditions for fungal growth. We recommend evaluation and repair, including proper flashing of the window(s), by a qualified contractor. The window(s) requiring attention include: the owner bedroom window at the header.



## Driveways Walkways Patios

### Driveways Walkways Stoops Patios Condition

#### *Component Descriptions and Conditions*

The driveway, walkways, front stoop and porch (if any), and rear patio (if any) are constructed using concrete or other solid material such as brick or stone pavers. These components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. Acceptable condition includes normal minor cracks.

## Yard Walls Fences Retaining Walls

### Yard Walls

#### *Component Descriptions and Conditions*

The visible components of yard walls and/or fences appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. Acceptable condition includes minor cracks, normal lack of mortar between some vertical block joints, and other cosmetic and operational deficiencies. We cannot observe wall and fence sections obscured by plants, owner belongings, storage sheds and other obstructions.

### Fences and Gates

#### *Inspection Limitations*

We observed that gates were locked. We were not able to test the operation of locked gates. We recommend asking the owners to demonstrated the operation of the locked gates prior to closing. We recommend repair of gates that do not function as intended.

## Grading and Drainage

### General Comments and Condition

#### *Component Descriptions and Conditions*

Water that is not properly controlled around a structure can contribute to many common problems. Water can change the moisture content of the soil under the structure resulting in damage caused by soil shrinkage, swelling, and movement. It can attract termites and other wood destroying organisms that prefer damp conditions. If water enters the building wall cavity, it can contribute to the growth of mold and can contribute to the deterioration of building materials. Proper control of water is one of the most important maintenance tasks that will help ensure the long term health of the structure and its occupants.

All structures depend on the soil beneath them for support, but soils are not uniform in their capacity to support structures. Soil that might appear firm and solid can liquefy and become unstable during seismic activity. Some soils can undergo significant expansion and contraction with changes in moisture content. This expansion and contraction can move foundations and the attached structures raising, lowering, and moving them in any direction. Expansive soils have accounted for more structural damage than most natural disasters.

Many species of termites and other wood destroying organisms require moist soil to survive. Maintaining a dry zone around a structure can help discourage wood destroying organisms from infesting a structure.

Molds and other fungi usually require food, moisture and the proper temperature to grow. Remove any one of these and fungi will usually not infest a structure and will usually stop growing and go dormant if an active infestation already exists. Food is provided by many common building materials and there is little a homeowner can do about temperature conditions. Moisture is the one factor that the homeowner can control.

For these and other reasons, it is important to control water around a structure. The ideal structure will have soil that slopes away from the structure at least 6 inches within the first 10 feet from the foundation. The

structure will have gutters and downspouts that discharge into swales, area drains with catch basins, or other water management systems that carry water away from the structure. Plantings and irrigation systems will be installed so that excess moisture is not introduced or maintained around the structure. All water management systems should be inspected at least annually, preferably during a heavy rain, and should be maintained whenever necessary. Very few homes in this area present ideal water management systems.

Our grading and drainage inspection is performed from a general construction perspective. We do not use special equipment that measures relative elevations. If you have a specific grading or drainage concern that we do not address in our general report, you may deem it prudent to consult with a qualified specialist.

### **Grading At Foundation**

#### *Component Descriptions and Conditions*

Grading around the foundation of the primary structure appears acceptable based on our visual observation and given the age and type of home unless otherwise specified in this report.

#### *Important Information*

We observed that the soil, rock, or mulch is within 4-inches of the bottom of the wall cladding at some points along the foundation. Current accepted standards recommend that the stucco weep screed shall be placed a minimum of 4 inches above the earth. This helps reduce the chances of wood deterioration and infestation by wood destroying organisms and allows inspection for termite tubes. We recommend adjusting the wall cladding or soil level so that the soil level is at least 4-inches below the wall cladding. This should be accomplished without changing the overall drainage away from the house. The area(s) requiring specific attention include: at the left front.

### **Site Grading**

#### *Component Descriptions and Conditions*

Grading of the lot appears acceptable based on our visual observation and given the age and type of home unless otherwise specified in this report. Water may stand in depressions and in drainage swales for up to 48 hours after rains.

#### *Deficiencies and Recommended Actions*

We observed that the grading may not permit water to flow freely off the property and away from the home. We observed no current problems caused by this condition. Water that collects near the home can cause shrinking and swelling of some soils that can, in turn, cause foundation cracks and uplift. Water near the home may attract termites. Current accepted standards recommend that surface drainage shall be diverted to a storm sewer conveyance or other approved point of collection so as to not create a hazard. Lots shall be graded so as to drain surface water away from foundation walls. The grade away from foundation walls shall fall a minimum of 6 inches within the first 10 feet. Our observations are visual. We do not measure grade levels and cannot determine how water will actually flow. We recommend evaluation and repair by a qualified landscaping contractor. The area(s) requiring specific attention include: in the front and rear yards.

## **Plants and Trees**

### **Plant and Tree Issues**

#### *Component Descriptions and Conditions*

We observed no visible signs of trees or vegetation affecting the condition of the home. You should maintain foundation plants at least one foot from the structure to reduce moisture intrusion into the home and to reduce physical damage caused by plants scraping against the structure. You should not plant most trees within ten feet of the foundation. You should trim most tree limbs so that they will not impact the home even during high wind conditions.

#### *Important Information*

We observed shrub, plant or tree leaves or limbs that are closer than 1 foot to the home. Plants too close to the home can help trap moisture in and around the walls and foundation and can cause physical damage to the home. This can contribute to fungal and vermin infestation, physical damage from limbs scraping the home, and can contribute to water related foundation problems. We recommend that you trim plant leaves and limbs at least 1 foot from the home. We recommend that you monitor the irrigation of foundation plants to avoid excess watering around the foundation.

We observed tree(s) that may be planted too close to the home. Most trees should not be planted within 10 feet of the foundation to avoid possible damage to the foundation by tree roots and possible damage by limbs scraping the home. One should also account for the mature height and width of the tree so that the tree can grow normally and without trimming that might damage the tree. We recommend that a qualified landscape contractor or arborist determine the proper location for the tree(s). The tree(s) requiring attention include: an orange tree on the left side of the home.

## General Maintenance Recommendation

### Caulking and Sealing

#### *Important Information*

It is important to maintain a seal around all penetrations of the exterior wall coverings. This will help reduce water intrusion into the wall cavity. Water intrusion can cause expensive damage to the structure and can facilitate the growth of fungi such as mold. Common penetrations include windows, doors, utility pipes, and where soffit materials penetrate the wall coverings. Monitor these areas at least annually and seal even small openings according to the manufacturer's recommendations for the sealant used.

## Roof

Arizona and national inspection standards require that we observe the roof coverings and associated flashing, roof drainage systems (gutters and downspouts, if any), skylights, and roof penetrations such as plumbing and exhaust vents. We are required to describe the roof covering material and report the method used to inspect the roof. We do not observe and report about attached accessories such as solar collectors of all types, antennae, and lightning arresters

While not required by state and national standards, we walk on roofs when possible. When it is not possible to walk on the roof, we report why it is not possible and report the method used to observe the roof. Examples of reasons why we might not walk on a roof include: the roof is too high to reach with the 13 feet tall ladder most inspectors carry, the roof is too wet or too steep to safely walk without a safety harness, the roof covering is dangerous to walk without a safety harness, the roof covering might be damaged by walking on it, and roof access is sometimes denied by the owner or builder.

Many types of roof covering materials exist. The primary materials used in this area are concrete and clay tile, fiberglass (sometimes called asphalt) shingles, rolled mineral roofing, and various types of built-up or membrane materials used on flat roofs. Each of these materials has different wear and performance characteristics. Every installation of these materials will exhibit different wear and performance characteristics based on factors including the material's age, the number of layers of material on the roof, the quality of the roof covering material, the quality of its installation, its exposure to direct sunlight and to other weather conditions, and its maintenance.

Regardless of a roof covering's wear and performance characteristics, the ability of a roof covering system to resist leaking depends to a significant extent on the waterproof membrane and flashing beneath it. This membrane and flashing is mostly concealed and cannot be examined without removing the roof covering material. Removing roof covering material involves destructive testing methods that are beyond the scope of a home inspection.

Observing and reporting about the condition of a roof covering and drainage system is not the same as detecting roof leaks. We report visible evidence of possible leaks where the evidence is in accessible areas; however, many roof leaks do not leave clear visible evidence in accessible areas. This is particularly true of leaks that occur intermittently and under special circumstances such as very heavy and wind blown rain. Even when stains or other evidence of a possible leak exist, we usually have no means to determine if there is an active leak and where the leak, if any, might originate. In circumstances where we detect visible evidence of a possible roof leak, we will report our observations and defer to a qualified roofing contractor to determine if

there is an active leak and if so determine the best method of repair. A home inspection does not constitute or provide any warranty or guarantee that a roof has not leaked in the past or will not leak in the future.

If you are concerned about roof leaks, you can take steps to mitigate and control the risks. Ask the owners for a full disclosure about any leaks that have occurred while they owned the property. Ask for receipts from qualified roofing contractors specifying what they did to repair the leak and associated damage and what warranties, if any, remain in effect. Determine the extent of any coverage that may apply under your homeowner's insurance and any home warranty that may be in effect on the home. Read the fine print including exclusions for pre-existing conditions and other exclusions and for deductibles. If you believe it is prudent, you can engage a qualified roofing contractor to perform a thorough inspection of the roofing system including a water test. After conducting their inspection, some roofing contractors may provide you with a warranty against leaks. Again, read the fine print.

## Concrete Tile Roof

### Tile Roof Description

#### *Component Descriptions and Conditions*

The roof covering consists of tiles made from concrete or clay and associated membranes and flashing.

Tile roofs are among the most expensive and durable of all roofs. They may be warranted by the manufacturer to last for forty years or more; however, they are usually warranted against leaks by the installer for under five years. Most roof coverings for pitched roofs, including tile, are not waterproof and depend on the integrity of the waterproof membrane and flashing beneath them to resist leaks. Most of the membrane and flashing cannot be observed without removing the tiles and we cannot inspect these components. These components can be improperly installed, split by movement, and deteriorate over time allowing water intrusion.

The type and quality of membrane and flashing and the quality of their installation varies from one installer to another. The quality of materials and installation and the age of the roof are two primary factors that determine whether a tile roof is and will remain water tight over time. Regular inspection and maintenance of the roof covering system is another factor that helps reduce leaks and helps find and stop them before significant damage occurs. We recommend annual inspection and maintenance of the roof covering system by a qualified roofer.

We recommend that you ask the seller about the history of the roof including maintenance history and repair history. Major repairs and replacements usually require a permit. You should obtain permit and inspection documents from the sellers in such circumstances.

### Method of Evaluation

#### *Component Descriptions and Conditions*

We observed the roof covering and components by walking on the roof.

### Age and Condition

#### *Component Descriptions and Conditions*

We believe this tile roof is original and should be the same age as the house. This is an estimate. The visible components of the roof covering materials, roof flashing, and any side wall flashing appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. Important parts of the flashing were not visible.

### Tile Damage & Deficiencies

#### *Important Information*

We observed a normal quantity of concrete roof tiles with minor chips and cracks. Most tile roofs have some tiles in this condition and usually do not require further evaluation. If you have concerns, you may wish to have a specialist conduct a further evaluation. You should monitor the tiles at least annually as part of your regular maintenance to make sure that no additional damage occurs.

#### *Deficiencies and Recommended Actions*

We observed loose tiles. Tiles that are not securely fastened can become dislodged and fall requiring more expensive repairs. Loose tiles can expose the waterproof underlayment to sunlight. Exposed underlayment can deteriorate and leak. We recommend that a qualified roofing contractor secure all loose tiles. The tile(s)

requiring specific attention include: some hip and ridge tiles, several tiles along the left second story side wall.



We observed roof tile(s) that are cut so that the material under the tile is exposed. Exposure to the elements can damage the material under the tile and cause roof leaks. We recommend that a qualified roofing contractor replace all improperly cut tiles. The tile(s) requiring attention include: several tiles at roof hips.



## Front Porch and Rear Patio Cover

### Rear Patio Cover Description

#### *Component Descriptions and Conditions*

The patio cover is a low slope roof covered with roll roofing material. We observed this roof by walking on the roof. The visible components of the patio cover, its associated flashing and its supporting structure appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

## Roof Penetrations

### Plumbing Vent Flashing Deficiencies

#### *Deficiencies and Recommended Actions*

We observed plumbing vents where the flashing material was not properly folded into the vent pipe. Any gap between the flashing material and the plumbing vent may allow water intrusion into the home. Flashing material not completely folded into the vent pipe may restrict the vent opening and cause improper venting of the plumbing system. We recommend repair by a qualified roofing contractor. The flashing requiring attention includes: several vents at various locations on the roof.



### Other Plumbing Vent Deficiencies

#### *Deficiencies and Recommended Actions*

We observed plumbing vent(s) located in a roof valley. Current accepted tile roof industry installation standards recommend not installing roof penetrations within 18 inches of a valley center line because they disrupt the 36" wide first flashing layer. Penetrations located within 11 inches of a valley center line can be even more problematic because they disrupt the primary metal valley flashing. Disruption of valley flashing increases the chance of water leaking into the home. We recommend that a qualified plumbing contractor move the vent to an approved location and that a qualified roofing contractor properly flash the valley. The vent(s) requiring attention include: a plumbing vent at the end of the right front roof valley. This condition appears to have leaked in the recent past.



### Gutters and Downspouts

#### **Gutters and Downspouts**

#### *Component Descriptions and Conditions*

The metal gutter and downspout system appears in acceptable physical condition given the age and type of home unless otherwise stated in this report. We cannot predict from a visual inspection how the gutters and downspouts will perform or whether they are properly pitched over the entire run.

#### *Important Information*

We recommend installing a full gutter and downspout system on all homes. Gutters provide two primary benefits: (1) they help reduce the chance of foundation damage due to uncontrolled wetting and drying of soils around the home's perimeter; and (2) they help create a dry zone around the foundation that reduces the chance of termite infestation and water infiltration.

## Attic

Arizona and national inspection standards require that we enter attics that are readily accessible. Readily accessible means that we can enter and traverse the attic without moving personal property, dismantling components, employing destructive measures, or engaging in actions that may injure the inspector or damage property. Examples of attics that are not accessible include, but are not limited to, attics that have less than thirty-six inches between the top of a ceiling joist and the bottom of a rafter in a path at least twenty-four inches wide, attics where the access path is restricted by ducts or pipes, attics where the insulation obscures any components, and attics where other conditions exist that may be hazardous to persons or property. When we cannot enter an attic, we will observe from accessible access ports (if any) and report our inability to access the attic.

Almost all attics have areas that we cannot access because of low clearance at the eaves, obstructions by framing and mechanical system components, differences in the height of framing materials that make climbing hazardous, and other limitations. We cannot observe any areas above vaulted and cathedral ceilings and in homes with flat roofs where there is no accessible attic. During the hot summer months, the amount of time we can safely spend in an attic is limited by the extreme heat in most attics. These factors limit the extent of our attic inspection and may result in undiscovered issues.

While in the attic, we observe visible insulation, vapor retarders, attic ventilation, attic mounted equipment and framing members. When observing the type and amount of attic insulation, we use generic terms and approximate measurements. We do not sample or test insulation for specific type, product, or exact R value. We do not move or disturb any portion of the insulation, except we will leave footprints in the insulation as we walk in the attic.. Insulation often obscures water and gas pipes, electrical wires, conduit and junction boxes, exhaust fans, and other components. Our observation of framing members is random. We do not attempt to observe every framing member and connection.

## Attic Inspections

### Attic Inspection Limitation

#### *Inspection Limitations*

There is no accessible attic in this home. The entire roof structure is vaulted or flat. There is no attic area to enter or observe. We do not express a finding about the materials and condition of the home's insulation, roof ventilation, and all concealed mechanical and framing components.

## Plumbing

Arizona and national inspection standards require that we observe and describe the visible components of the plumbing system and the components of fuel storage and distribution systems inside the home. This includes observing and describing water supply pipes, fixtures and faucets, and their associated supports and insulation; observing and describing drain, waste and vent pipes and traps and their associated supports; observing functional flow and drainage; operating and observing plumbing fixtures using normal operating controls; observing and describing the water heating equipment and its associated vents, flues, and safety controls, observing and reporting plumbing leaks in visible and accessible areas, observing any sump or ejector pumps and observing and reporting any cross connections between supply and waste systems. We attempt to operate visible exterior hose bibbs; however, these fixtures are sometimes hidden or located in unusual places and we may not locate every hose bibb on the property. Some of the systems and components we do not observe and test include: private water supply and waste disposal systems, water conditioning systems, exterior irrigation systems, interior fire suppression systems, fixture and system shut-off valves, and operation of automatic safety controls.

Our inspection of plumbing system components is limited to those that are visible and in accessible areas. The vast majority of the components are concealed in the foundation slab, within walls and under attic insulation. Even when the external components are visible and accessible, the interiors of the components are not. We cannot see parts that may be near failure and parts that may have deteriorated or have accumulated deposits that may contribute to reduced functionality or failure. Our plumbing system observations demonstrate the condition of the components during the inspection. It is possible that a component may fail a few minutes after the inspection concludes.

To reduce the chance that a component may fail soon after the inspection, some of our tests involve operating components near their limits to discover potential problems that may not occur under normal conditions. Occasionally, components that are near failure will break or fail during this stress test. We are not responsible for repairing or replacing components that fail under our reasonable stress tests.

### FUNCTIONAL FLOW AND WATER PRESSURE

One objective of our plumbing fixture observation is to determine if functional flow and drainage exists. A definition of functional flow and drainage is whether the rate of water flow in and out of a fixture is reasonable under the circumstances. Reasonable can be a subjective term. What is reasonable will depend on factors such as the age of the home, the piping materials, and a fair interpretation of the accepted standards when the plumbing system was installed. Reasonable functional flow and drainage in a newer home with newer materials installed to newer standards will differ from an older home with older materials.

Water flow and water pressure are often confused. Water flow is the amount of water you can get from a full water pipe. Water pressure is the amount of force that the water exerts on the walls of a full water pipe. Once a pipe is full of water, a water pressure increase will not increase the water flow in the pipe. In fact, a water pressure increase beyond a certain amount will cause the pipe to burst. The ideal water pressure is between 40 and 60 pounds per square inch (psi).

Water flow is primarily a function of the size, type, and installation of water supply pipes and supply fixtures. You can achieve more flow in a larger pipe than you can in a smaller pipe. Different pipe materials, such as PEX and copper, have different flow rates for the same size pipe. Many current water supply fixtures have flow restriction devices that limit the water flow rate to conserve water.

Water pressure is primarily a function of the force behind the water as it enters the piping system. A system with too little water pressure may not provide sufficient water flow when multiple supply fixtures are being used. Too much water pressure, exceeding 80 psi, can cause premature failure of water supply pipes and fixtures. A pressure regulator is often recommended to reduce water pressure.

### WATER SUPPLY PIPE LEAKS

Plumbing leaks can be difficult to detect. Supply pipe leaks are usually easier to detect. They tend to leave visible evidence at a faster rate because, being under pressure, there is usually a constant flow of water to detect and trace to its source. An example of a supply pipe leak that can be difficult to detect is a leak in the shower riser (the pipe between the tub valve and the shower head). Shower risers are under pressure only when the shower is operating, so the leak is only active during a short period of time (except of course when teenagers are showering). Another example of difficult to detect supply line leaks are those that occur in pipes that are in the foundation slab. These leaks usually leave no visible clues and are discovered when the owner receives an unusually high water bill. Waste pipe leaks can be very difficult to detect. They usually have water flowing in them during a short period of time. Because the amount of water flowing in a waste pipe is often relatively small and water can travel some distance from the source of the leak, the leak evidence can appear in a completely different location from the actual leak source.

As is true for roof leaks, we can detect plumbing leaks only if they leave visible evidence in accessible areas. Even if a stain or other evidence of a plumbing leak exists, we usually have no means to determine if the leak is active. A home inspection does not constitute or provide a warranty or guarantee that the plumbing has not leaked in the past or will not leak in the future. If we see evidence of a possible leak, we will report our observations and defer to a qualified plumber to determine if there is a leak and if so determine the best method of repair.

### DRAIN PIPE BLOCKAGES

We observe the operation of the drain, waste and vent system by running water in every drain that has an active fixture and observing the water flows out. This is not a conclusive test of whether the system will perform under all conditions. Only a plumber can provide a complete inspection of the system using video equipment and other tests that are beyond the scope of a home inspection.

Plumbing waste pipe blockages will occasionally occur. They can range from minor ones in the branch pipes or traps to major ones in the building sewer pipe. Blockages are also common in commodes made during the early 1990's just after the 1.5 gallon per flush mandate became effective. Keep a good plunger handy for these fixtures. Minor blockages in interior drain pipes are usually cleared using a plunger or by removing and cleaning the trap. Blockages in the building sewer pipe that connects the house to the public sewer can be expensive and can include replacing the entire pipe.

We recommend asking for full disclosure by the owners about any plumbing blockage problems. Blockages in the building sewer pipe caused by problems such as tree roots, improper installation, or shifting soil can recur. We cannot discover such problems during a home inspection unless the problem provides visible evidence

during the inspection.

## Water Distribution System

### Water Pipe Description and Condition

#### *Component Descriptions and Conditions*

The visible parts of the interior water distribution pipes are copper pipe. Most pipe material, insulation and supports are concealed in the walls or foundation. The visible components of the water distribution system, including fixtures and faucets, appear in acceptable condition, appear to function as intended, and appear to provide functional water flow given the age and type of home unless otherwise specified in this report.

### Water Main Cut-off Location

#### *Component Descriptions and Conditions*

The main water shut-off valve is located at the front of the residence. It is usually possible to turn off water to the entire house at the water meter.

### Water Pressure & Pressure Regulator

#### *Component Descriptions and Conditions*

The water pressure tested under 80psi.

## Drain Waste and Vent System

### DWV Pipe Description and Condition

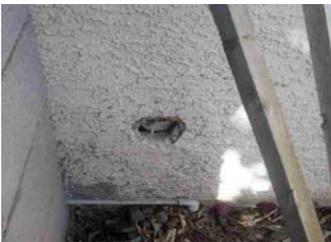
#### *Component Descriptions and Conditions*

The visible components of the drain/waste/vent pipe system in the residence are primarily plastic ABS pipes, although some plastic PVC and metal pipes may be used as traps and tail pieces. Most pipe material and supports are concealed in the foundation or walls. The visible components, including plumbing waste receptors and fixtures, appear in acceptable condition and appear to provide functional drainage given the age and type of home unless otherwise specified in this report.

### Drain Pipe Deficiencies

#### *Deficiencies and Recommended Actions*

We observed a plumbing drain pipe cleanout that does not have a cover installed. This condition could allow water infiltration into the home. We recommend repair by a qualified plumbing contractor. The cleanout(s) requiring attention include: on the left side exterior wall.



## Electric Water Heaters

### Electric Water Heater Description

#### *Component Descriptions and Conditions*

Electric water heaters range between 40-50 gallons in smaller homes to 75-80 gallons in larger homes. Their average useful life is between 10 and 15 years, although components such as the lower heating element and thermostats often fail before that time. These components often can be replaced without replacing the entire water heater. Units older than 15 years may be near the end of their useful life. You should budget to replace older units in the near future.

Several safety measures are strongly recommended for water heaters. Water heaters installed in the attic or in

conditioned areas of the home should be in pans drained to the exterior to help reduce damage if the unit leaks. All water heaters must be equipped with a functioning pressure/temperature relief valve and a properly installed discharge pipe. While not required in all jurisdictions, it is wise to install electric water heaters at least 18 inches off of garage floors to reduce the chance of igniting gasoline vapors.

The visible components of the water heater appear in acceptable condition and appear to function as intended given the age and type of unit unless otherwise stated in this report. This includes the housing, electrical connection, the cold water cutoff and drain valves, and the pressure/temperature relief valve and its discharge pipe. In accordance with industry standards we do not operate the drain, cutoff, and pressure/temperature relief valves.

### **Water Heater Capacity and Location**

#### *Component Descriptions and Conditions*

Hot water is provided by a 80 gallon electric water heater located in the garage.

### **Water Heater Estimated Age**

#### *Important Information*

The water heater appears to be approximately 10 years old. This places it near the end of its expected service life. You should budget for replacement in the next few years. We recommend maintenance as recommended by the manufacturer.

### **Safety Release Valve and Discharge Pipe**

#### *Component Descriptions and Conditions*

We observed that the water heater is equipped with a pressure-temperature relief valve. In accordance with accepted inspection standards we do not operate this valve. The valve and its extension pipe appear in acceptable condition given the age and type of unit unless otherwise specified in this report.

#### *Deficiencies and Recommended Actions*

We observed that the pressure-temperature relief valve discharge pipe is improperly installed. This pipe diverts the discharge from the relief valve to a safe location. Improperly installed discharge pipes can allow severe scalding of anyone nearby if the valve functions. Current accepted standards recommend that the outlet of a pressure relief valve, temperature relief valve or combination thereof, shall not be directly connected to the drainage system. The discharge from the relief valve shall be piped full size separately to the floor, to the outside of the building or to an indirect waste receptor located inside the building. The discharge shall be installed in a manner that does not cause personal injury or property damage and that is readily observable by the building occupants. The discharge from a relief valve shall not be trapped. The diameter of the discharge piping shall not be less than the diameter of the relief valve outlet. The discharge pipe shall be installed so as to drain by gravity flow and shall terminate atmospherically not more than 6 inches above the floor. The outlet end of the discharge pipe shall not have a valve installed. We recommend that a qualified plumbing contractor install a discharge pipe in an approved manner. The issues requiring attention include: the discharge pipe is not connected to the exterior termination pipe.



### **Water Shut-Off Valve and Connector Deficiencies**

#### *Deficiencies and Recommended Actions*

We observed moderate rust or corrosion on the fitting(s) or shut off valve of a water heater. This may indicate current or prior minor leaks or the lack of a proper dielectric connection between different metal pipes. We recommend evaluation and any necessary repair by a qualified plumbing contractor. The fitting(s) or valve requiring attention include: at the water heater flexible connectors.

We observed two flexible water connectors connected together. This is a water leak hazard and does not comply with manufacturer's installation instructions. We recommend repair by a qualified plumbing contractor. The connectors requiring attention include: at the water heater.



## Irrigation Systems

### Irrigation System Inspections

#### *Inspection Limitations*

Arizona and ASHI inspection standards do not require that we inspect irrigation systems. This is because much of the system is either inaccessible or difficult to view and because inspection of individual drip heads can be very time consuming, resulting in additional inspection fees. In addition, system controllers are often locked and not accessible during the inspection.

For an additional fee, we will perform a limited inspection of the visible system components and their general operation. The objective of this limited inspection would be to determine if the valves activate using the controller in manual mode and if there are any obvious damaged spray heads. We cannot inspect buried or concealed components, test the controller in all modes, test for coverage, and observe most drip head in a drip irrigation system.

You should request that the seller demonstrate the system operation prior to closing and provide available operation and maintenance documentation.

We did not inspect or test any irrigation system on the property and we do not express a finding about the irrigation system and its operation. Observations about the condition of the irrigation system resulted during observations of other systems and are reported as a courtesy. You should not consider any comments, findings, or recommendations about the irrigation system as an indication that we inspected the irrigation system.

## Bathroom Plumbing

### Toilet Base and Tank Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that toilet base(s) are loose at the floor. This can allow damage to the wax seal at the connection to the closet flange waste pipe and allow water to leak when the toilet is flushed. This water can damage materials around and under the toilet. We recommend repair by a qualified plumbing contractor. The toilet(s) requiring attention include: in the owner and second story hall bathrooms.

We observed that toilet tank(s) are loose. This can allow water to leak from the tank. We recommend repair by a qualified plumbing contractor. The toilet(s) requiring attention include: the owner bathroom.

### Toilet Tank Flap Valve & Handle Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that toilet flap valve(s) are damaged. This can waste water and increase water bills by allowing water to continue flowing into the tank. We recommend repair by a qualified plumbing contractor. The valve(s) requiring attention include: in the owner and second floor hall bathrooms.

### Toilet Tank Fill Valve Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that toilet fill valve(s) are not operating in the normal intended manner. This usually indicates that the valve is at the end of its useful life. We recommend replacement by a qualified plumbing contractor. The valve(s) requiring attention include: in the second story hall bathroom.

### Tub Spout & Shower Head Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that shower head arm(s) or tub spout(s) could be moved in the wall more than is expected in a home of this age and type. Movement of the these fixtures can allow movement of the pipe connecting the them to the valve. This can, over time, cause a water leak if the movement damages the connection at the valve. We recommend that a qualified plumbing contractor secure the fixture(s). The fixture(s) requiring attention include: the shower arm located in the first story bathroom and the tub spout located in the second story hall bathroom.

We observed that diverter(s) in a tub/shower were difficult to operate and did not function as intended to divert the water between the shower and the tub. We recommend repair by a qualified plumbing contractor. The tub/shower(s) requiring attention include: both second story hall bathroom.

## Garage & Exterior Plumbing

### Hose Bibbs

#### *Component Descriptions and Conditions*

The hose bibbs that we located and tested appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. We may not have located and tested every hose bibb on the property.

#### *Important Information*

We observed that hose bibb(s) do not have an installed vacuum breaker. These devices help prevent back flow of chemicals and undesirable liquids into the potable water supply. Current accepted standards recommend that sillcocks, hose bibbs, wall hydrants and other openings with a hose connection shall be protected by an atmospheric-type or pressure-type vacuum breaker or a permanently attached hose connection vacuum breaker. We recommend that a qualified plumbing contractor install a vacuum breaker on all hose connections. The hose bibb(s) requiring attention include: all visible hose bibbs.

#### *Deficiencies and Recommended Actions*

We observed that hose bibb(s) allow water to flow after the valve is shut off. Hose bibb leaks waste water and increase water bills. We recommend repair by a qualified plumbing contractor. The hose bib requiring attention include: at the rear pool fill valve hose bibb.

## Kitchen & Laundry Plumbing

### Kitchen Sink Waste & Vent Deficiencies

#### *Deficiencies and Recommended Actions*

We observed a water leak under the kitchen sink. This can damage nearby components and provide moisture for fungal growth. We recommend repair by a qualified plumbing contractor.



# Electrical

Arizona and national inspection standards require that we observe the visible portions of the home's high voltage (120 and 240 volt) electrical system. This includes the service entry wires, the main panel board and its interior components, any subpanels and their interior components, system grounding, the branch circuit wires, a representative number of installed light fixtures, switches and receptacles, and the operation of accessible GFCI devices. We are required to describe in writing the current and voltage ratings of the home's primary electrical system, service entry conductor materials, service drop type (overhead or underground), locations of the main panel and subpanels, and the presence of observed aluminum branch circuit wiring.

The objective of our inspection is to determine if the high voltage system appears to safely function as intended during the inspection. We do not observe or inspect any low voltage systems such as decorative yard lighting. We do not inspect signal distribution systems such as telephone, television, satellite, security, intercom, computer, entertainment and structured wiring. We do not estimate, calculate or measure current loads on the home or individual branch circuits nor do we determine whether the service to the home or any branch circuit is suitable for a particular purpose. We do not dismantle or remove covers from any devices or fixtures except for service panelboards.

Our observation of switches, receptacles and light fixtures is limited to a representative sample. We attempt to test most of the accessible components, but we cannot test all components in occupied homes because access is limited by owner belongings. We assume that malfunctioning light fixtures have defective light bulbs unless we have reason to believe otherwise. We do not test ceiling fans unless they are activated by wall switches. We do not test ceiling fan remote control devices. We cannot observe ceiling fan mounting hardware because it is almost always concealed.

Recently, insurance companies have been requesting detailed information about the electrical systems in older homes. If the home is about 25 years old or older, you should check with your home insurance agent about any special underwriting information that may be required. You should do this well before closing to avoid last minute problems that could occur if you don't have the necessary information available to obtain your home insurance policy.

We conduct our electrical inspection from a generalist perspective. If you have questions or concerns about the electrical system that we do not address in our report, you may consider it prudent to consult with a qualified electrician.

## Primary Panelboard

### Primary Panelboard Description and Condition

#### *Component Descriptions and Conditions*

Current national safety standards require primary and secondary panelboards to be weatherproof (if mounted outside), readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. It should take six or fewer hand movements to completely shut off electrical service at any primary or secondary panelboard. All circuits should be clearly and accurately labeled. You should never lock a panelboard cabinet. Quick access to circuit breakers and fuses is required in case someone needs to shut off power in an emergency such as a shock accident or a fire.

The visible components of the main service drop or lateral conductors, service entry conductors, main panel board and its interior components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

#### *Inspection Limitations*

We use an inspection industry standard 3-prong receptacle tester during our inspection in an attempt to determine if the receptacles we test are properly wired. These testers can detect many improper wiring situations; however, they also have significant limitations. For example, they cannot detect multiple wiring errors in a receptacle. They cannot detect false or bootleg equipment grounds that are very common when

3-prong receptacles are installed in older homes that were wired without equipment ground wires. In some unusual circumstances these undetected errors can be hazardous to people and equipment. More extensive (and more expensive) tests are available to detect electrical wiring defects that we cannot detect with our equipment. In older homes that were wired for 2-prong receptacles, you may deem it prudent to have a qualified electrician evaluate and if necessary upgrade circuits that will be used by computers, expensive audio/visual equipment, and other devices that may rely on the equipment ground for safety.

### **Primary Panel Rating and Main Disconnect Location**

#### *Component Descriptions and Conditions*

The residence is served by a 200 amp, 240 volt circuit breaker equipped panelboard located on the right exterior side wall of the home. The main service disconnect is in the panelboard cabinet. The primary panelboard and its components appear in acceptable condition given the age and type of home unless otherwise specified in this report.

The service entrance conductors are stranded copper of appropriate size.

The power company's service lateral is underground.

### **Branch Circuit Conductors**

#### *Component Descriptions and Conditions*

The house is wired with vinyl sheathed copper conductor non-metallic cable (NM). This cable is often referred to by the trade name "Romex". Any aluminum wiring is limited to #8 gauge or larger, stranded. When properly installed it is considered acceptable by current building practices for major appliance circuits.

### **Grounding Electrode System**

#### *Inspection Limitations*

We could not observe where the grounding electrode conductor is connected to a grounding electrode. This is a potential safety hazard. Grounding connection points are sometimes concealed by plants or owner belongings. We recommend that a qualified electrical contractor confirm that the electrical system is properly grounded and identify the grounding point(s).

## **Ground Fault Interrupt Circuits**

### **GFCI Locations**

#### *Component Descriptions and Conditions*

We observed GFCI receptacles in the following areas: bathroom, kitchen. We test every GFCI receptacle that we observe at the GFCI receptacle. We do not usually test receptacles that may be on the load side of a GFCI receptacle to determine if they are GFCI protected. The GFCI receptacles we tested appeared to function as intended during the inspection.

### **GFCI Location Deficiencies**

#### *Deficiencies and Recommended Actions*

We observed that exterior receptacle(s) did not test as being ground fault protected. This is an electrical shock safety hazard. Current accepted standards recommend that all 125-volt, single-phase, 15- and 20-ampere receptacles installed outdoors shall have ground-fault circuit-interrupter protection for personnel.

We recommend that a qualified electrical contractor place all exterior and garage receptacles on GFCI circuits. The receptacle(s) requiring attention include: an added receptacle at the front porch.

## **Branch Circuit Components**

### **Branch Circuit Component Condition**

#### *Component Descriptions and Conditions*

We observed a representative sample of branch circuit components including light fixtures, switches and receptacles according to Arizona and national standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

### **Electrical Cable Deficiencies**

#### *Deficiencies and Recommended Actions*

We observed exposed electrical conductors. This is an electrical shock safety hazard that could cause injury or death. We recommend repair by a qualified electrical contractor. The conductors requiring repair include: exposed conductors at the abandoned light post in the left rear yard.



### **Electrical Conduit Deficiencies**

#### *Deficiencies and Recommended Actions*

We observed electrical conduit or tubing that was not properly secured. This is an electrical shock safety hazard. Conduit and tubing should be secured according to the size and type of the conduit or tubing to relieve stress on the conduit or tubing and the conductors inside. We recommend that a qualified electrical contractor secure the conduit or tubing according to accepted standards. The conduit or tubing requiring attention includes: conduit serving the pool equipment and conduit at the pool pump motor.

### **Receptacle Mechanical Deficiencies**

#### *Deficiencies and Recommended Actions*

We observed loose receptacle(s). This is electrical shock and fire safety hazard. Wires can become disconnected at loose receptacles and cause a fire. We recommend that a qualified electrical contractor secure all receptacles. The receptacle(s) requiring specific attention include: a receptacle in the owner bedroom near the closet.

We observed receptacles or switches with absent or damaged cover plates. This is an electrical shock safety hazard. Current accepted standards recommend that receptacles shall be enclosed so that live wiring terminals are not exposed to contact. We recommend repair by a qualified electrical contractor. The plate(s) requiring attention include: numerous receptacles and switches throughout the home.

We observed receptacle(s) that did not make proper contact with our tester. This is a fire safety hazard. The receptacle may make intermittent contact with inserted plugs and may not function as intended. We recommend repair by a qualified electrical contractor. The receptacle(s) requiring attention include: several receptacles inside and outside the home.

### **Switch Functional Deficiencies**

#### *Deficiencies and Recommended Actions*

We observed that a bedroom wall switch does not appear to control the ceiling light. The ceiling light will not shut off. We recommend repair by a qualified electrical contractor. The bedroom(s) requiring attention include: in the owner bedroom.

### **Switch Mechanical Deficiencies**

#### *Deficiencies and Recommended Actions*

We observed switch(es) with a receptacle cover plate. This is an electrical contact safety hazard. We recommend that a qualified electrical contractor install an approved switch cover plate. The switch(es) requiring attention include: the pool light and the pool pump motor switch.



### **Light Fixture Operating Deficiencies**

#### *Deficiencies and Recommended Actions*

We observed that light fixture(s) did not operate properly. This may be due to a burned out or absent bulb, a faulty fixture or switch, the light being controlled by a sensor or timer, or some other reason. We recommend verifying if the bulb is functional and that any sensors are functioning. If the bulbs and sensors are functioning, we recommend evaluation of the remaining components by a qualified electrical contractor. The fixture(s) requiring attention include: several fixtures in and around the home.

### **Telephone Audio Video & Computer Wiring**

#### **Telephone Wiring and Components**

#### *Deficiencies and Recommended Actions*

We observed that the telephone or cable system bonding conductor connection occurs on a painted surface. Painted surfaces do not conduct electricity in the required manner and make an ineffective bonding connection. This is an electrical shock safety hazard and a hazard to connected equipment. We recommend repair by a qualified technician.

## **Heat and Air Conditioning**

Arizona and national inspection standards require that we observe the permanently installed heating and cooling (HVAC) equipment. This includes the visible components of the external housing, power and fuel supply connections, normal operating controls, automatic safety controls, chimneys, flues and vents, permanently installed solid fuel heating devices, distribution components including fans, pumps, ducts and associated supports, dampers and insulation, air filters, registers, the interior of equipment that can be accessed through readily openable access panels, and the presence of a heating/cooling source in habitable rooms. We are required to describe in writing the system's energy source and the equipment type and distribution system.

We cannot observe components that are not visible or that are visible only by dismantling components. For example, we cannot observe components that can only be seen by opening access covers that require tools to open or that are taped or otherwise sealed shut. Examples of components we cannot observe include furnace heat exchangers and the interiors and concealed parts of ducts, vents, flues, and chimneys. We do not operate automatic safety controls such as temperature limit switches and pressure relief valves. We do not observe air quality systems such as electronic air filters, humidifiers and dehumidifiers, and fresh air exchange systems. We do not ignite or extinguish pilot lights and fires that require an external flame (a match) to ignite.

Our tests of the HVAC system may be limited by the outside air temperature. We do not test furnaces or the heat function of heat pumps if the temperature is above about 80 degrees. We do not test air conditioning systems including evaporative coolers if the temperature is below 60 degrees or has been below 60 degrees during the preceding 24 hours. These are safety precautions to avoid potential damage to the equipment.

We do not observe or report about portable and unvented heating devices. Such devices are not considered part of the home's installed HVAC system. Portable heating devices can ignite nearby flammable materials and are a major cause of house fires. Unvented fuel fired devices produce combustion products such as carbon monoxide. Exposure to unvented combustion products can cause problems ranging from illness to brain damage and death. Read and follow manufacturer's recommendations when using portable heating devices.

A number of common concerns exist regarding central HVAC systems. These include equipment sizing, system operating cost and efficiency, and uneven temperature distribution between rooms. Addressing these concerns requires equipment, expert training, and time that is beyond the scope of a general, visual home inspection.

Our HVAC system inspection is performed from a generalist perspective. We do not use pressure gauges or other special equipment to test the system operation. If you have any concerns about the system that we do not address in our report, you may consider it prudent to consult a qualified HVAC contractor.

## Heat Pump Description & Condition

### Heat Pump Description

#### *Component Descriptions and Conditions*

The residence is served by low pressure, forced air electric heat pump(s). The system(s) consist of air handler(s) located inside and condenser(s) located outside.

Air handlers have an average expected service life of between 15 and 20 years. Condensers have an average expected service life of between 10 and 15. As is true for all appliances, some will last longer than average, some not as long.

Regular service is important in extending the service life of the system and in helping the system work to its maximum efficiency. You should have the system(s) serviced at least annually by a qualified HVAC contractor. You should change the filters at least monthly or as recommended by the filter manufacturer. Dirty filters allow dirt into the ductwork and into the evaporator coils. This dirt can be difficult to remove. Dirty filters can force the system to work harder to provide sub optimum results. Systems that work harder use more energy, cost more to operate and maintain, and may fail sooner..

### System Location

#### *Component Descriptions and Conditions*

Central heat and air conditioning is provided by a split system consisting of an electric air handler located in an second story hall closet and an electric air-to-air condenser located in the side yard.

### Estimated System Age

#### *Deficiencies and Recommended Actions*

The system(s) appear to be approximately 19 years old. This places the condenser(s) at the end of their expected service lives and the air handler(s) near the end of their expected service lives. Systems of this age can fail at any time. The system(s) appear in acceptable condition and appear to function as intended unless otherwise specified in this report. Because the equipment is aged, you may deem it prudent to have it evaluated by a qualified HVAC contractor during the inspection period.

### System Functional Tests

#### *Deficiencies and Recommended Actions*

We observed a low temperature split between the air entering the return duct(s) and the air exiting the supply duct(s). A low temperature split is not, by itself, conclusive evidence that a problem exists and often occurs due to a lack of regular maintenance. We recommend further evaluation by a qualified HVAC contractor. The north system produced a temperature split of about 10 degrees.

We observed a differential temperature split between the air entering the return duct(s) and the air exiting the supply duct(s) of less than 25 degrees when the system was in heating mode. A temperature difference in heat mode of less than 25 degrees may indicate that the system is not functioning as intended. A low temperature split is not, by itself, conclusive evidence that a problem exists and often occurs due to a lack of regular maintenance. We recommend further evaluation by a qualified HVAC contractor. The system(s) produced a split of about 10 degrees.

### Accessibility of Internal Components

#### *Inspection Limitations*

We did not observe the internal components in the air handler. The access panels were not readily openable or were sealed shut. We do not express a finding about the condition of the internal components of the furnace or air handler. You may deem it prudent to have the system evaluated by a qualified HVAC contractor.

### Air Distribution System

#### *Inspection Limitations*

We could not observe the ductwork because it is not accessible. We do not express a finding about the condition of the ductwork that is not accessible.

## Heat and Cooling In Habitable Rooms

### *Component Descriptions and Conditions*

We observed a supply register in habitable rooms unless otherwise specified in this report. Closets and toilet rooms are not considered habitable rooms. A visual home inspection confirms the presence or absence of a heating and cooling source in habitable rooms. The presence of a heating and cooling source in a room does not imply acceptable heating or cooling in the room, nor does it imply proper design and installation of the duct system. Measurement of heating and cooling performance in individual rooms is beyond the scope of a home inspection. The visible components of the return grill(s) and supply register covers appear in acceptable condition given the age and type of home unless otherwise specified in this report.

## Thermostat

### *Component Descriptions and Conditions*

The thermostat(s) activated the unit(s) in the tested mode(s) and appeared to function as intended during the inspection. They appear to be in acceptable condition given the age and type of unit unless otherwise specified in this report. We do not test the accuracy of thermostats. We do not test the timing and other functions of setback or computer controlled thermostats.

## Return Air Filter Condition

### *Important Information*

We observed that the return air filter(s) are extremely dirty. Dirty filters can restrict air flow through the system causing it to work harder and use more energy. Dirty filters can also introduce undesirable material into the ducts, evaporator coils and fan motor that can increase operating and maintenance costs. We recommend changing disposable filters once per month or as recommended by the filter manufacturer.

### *Deficiencies and Recommended Actions*

We observed that access to air filter(s) is obstructed. This condition may make it difficult to change air filter(s) as required. We recommend repair by a qualified contractor.

## Heat Pump Deficiencies

### Condensate Discharge Pipe Deficiencies

#### *Important Information*

We observed that condensate discharge location(s) are poorly selected or are inconvenient. This could create problems including excess water near the foundation and slip hazards. We recommend repair by a qualified contractor.



#### *Deficiencies and Recommended Actions*

We observed that a secondary condensate disposal system does not appear to be installed. Current accepted standards recommend a back up means to deal with water produced by the air conditioning system if the primary system becomes blocked. Failure to provide a secondary system can allow damage to the home and contents if the primary condensate line becomes blocked. We recommend that a qualified HVAC contractor install a secondary condensate disposal line or cut off switch on every interior air conditioning evaporator coil.

# Kitchen

Arizona and ASHI inspection standards require that we observe the kitchen and any adjacent eating area in the home. We observe the walls, ceilings, floors, counter tops, and a representative number of cabinets, interior doors and windows. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We operate any kitchen exhaust equipment. We report visible signs of water penetration or harmful condensation within the structure.

We do not observe floor coverings and decorative components such as interior paint, wallpaper, and window treatments. We do not inspect the following items: free-standing or portable appliances, refrigerators, freezers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting.

During inspections of resale homes, we conduct a basic test of any permanently installed range, dishwasher, disposal, microwave oven, and vent hood. Our basic test determines if the appliance functions on one normal use cycle. We do not test all possible cycles and functions of any appliance. During warranty inspections, we do not conduct appliance tests, except we test any installed kitchen ventilation equipment. We have found that warranty inspection clients know if their appliances function.

Our observation of components is from a functional perspective. We do not report cosmetic deficiencies such as drywall cracks and holes, dirt, holes, tears and similar defects in floor coverings and wallpaper, normal wear and tear, and similar issues that are visible to a reasonable home buyer or home owner conducting a reasonable review of the home.

Owner belongings often restrict our ability to observe common area components. We do not move owner belongings so we can avoid damage to belongings and injury to ourselves. We attempt to observe as much of the kitchen as possible and operate as many windows and interior doors possible. Because our observations are random, we may not detect some minor functional issues.

## Kitchen Inspections

### Kitchen Condition

#### *Component Descriptions and Conditions*

We observed the kitchen according to Arizona and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report. If this was a warranty inspection, we did not test appliance operation unless requested to do so by our client.

### Kitchen Inspection Scope and Limitations

#### *Important Information*

We observed that the kitchen appliances are older. Older appliances may be near the end of their expected service life and may stop functioning at any time. We recommend budgeting for replacement of the appliances in the near future.

## Kitchen Cabinets Counters & Appliances

### Oven and Range Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that the range does not have a functioning anti-tilt bracket. This is a safety hazard, particularly for families with small children. These brackets are required by manufacturer's instructions to avoid having the oven tilt forward if someone steps or leans on the open oven door. We recommend installing a tilt bracket according to manufacturer's instructions.

## Exhaust Fan Deficiencies

### *Deficiencies and Recommended Actions*

We observed that the kitchen exhaust hood duct uses materials that do not comply with accepted standards. This is a health hazard and a fire safety hazard. Current accepted standards recommend that range hoods shall discharge to the outdoors through a single-wall duct. The duct serving the hood shall have a smooth interior surface, shall be air tight and shall be equipped with a backdraft damper. Ducts serving range hoods shall not terminate in an attic or crawl space or areas inside the building. We recommend that a qualified technician install an exhaust duct according to accepted standards and manufacturer's instructions.



## Dishwasher Deficiencies

### *Deficiencies and Recommended Actions*

We observed that the dishwasher drain tube is not connected. We were not able to test the appliance. We recommend completing the installation and testing the dishwasher before closing.

## Garbage Disposal Deficiencies

### *Deficiencies and Recommended Actions*

We observed that the garbage disposal did not function using normal operating controls. We recommend evaluation and repair by a qualified plumbing contractor.

## Built-in Microwave Deficiencies

### *Deficiencies and Recommended Actions*

We observed that the door of the built-in microwave oven is damaged. This is a potentially severe safety hazard because a fully functional door is required to reduce exposure to potentially harmful microwave radiation. We recommend not using the microwave until it is confirmed by a qualified technician that the unit is operating according to manufacturer's recommendations.

## Cabinet Deficiencies

### *Deficiencies and Recommended Actions*

We observed that the fasteners used to attach wall cabinets do not conform to industry standards. This can allow the cabinets to sag or fall under load. Screws used to attach wall cabinets should conform to the cabinet manufacturer's recommendations. Such recommendations usually include 2 1/2 to 3 inch long #8 or #10 screws with a button head or a washer. Drywall screws, if installed, are not acceptable. We recommend evaluation and repair by a qualified cabinet contractor.

## Kitchen Ceilings Walls Floors Doors

### Wall & Ceiling Deficiencies

#### *Deficiencies and Recommended Actions*

We observed staining at breakfast area ceiling that may indicate a roof leak. We recommend evaluation by a qualified roofing contractor.



## Laundry

Arizona and ASHI inspection standards require that we inspect the laundry room or area. In addition to the plumbing and electrical components, we observe the walls, ceilings, floors, countertops and a representative number of cabinet doors and drawers, windows and interior doors. We observe exhaust fans, if any, installed in the laundry. We observe the visible portion of the clothes dryer exhaust vent. We do not observe floor coverings and decorative components such as interior paint, wallpaper and window treatments. We do not test washers and dryers. This includes testing washer water supply and drain connections and dryer exhaust connections.

Our observation of components is from a functional perspective. We do not report cosmetic deficiencies such as drywall cracks and holes, dirt, tears and similar defects in wallpaper, normal wear and tear, and similar issues that are visible to a reasonable home buyer or home owner conducting a reasonable review of the home.

Owner belongings often restrict our ability to observe laundry components. We do not move owner belongings so we can avoid damage to belongings and injury to ourselves. We attempt to observe as much of the bathrooms as possible and operate as many windows and interior doors as possible. Because our observations are random, we may not detect some minor functional issues.

## Laundry

### Laundry Condition

#### *Component Descriptions and Conditions*

We observed the laundry according to Arizona and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

### General Laundry Comments

#### *Important Information*

You should be aware of two important facts about washing machine plumbing. The water supply to washing machines is usually left on and their hoses can leak or burst under pressure and continue to flow. We recommend replacing old rubber hoses with modern braided stainless steel types that are much more dependable. We also recommend installing a modern single throw valve on the washer water supply connection. This allows easy shut-off of water to the washing machine during extended absences. You should also be aware that modern washing machines discharge a greater volume of water than some older drainpipes can handle. This can cause the water to back up and overflow. The only remedy for this is to enlarge the drainpipe.

Improperly exhausted dryers cost more to operate and can create conditions that cause fires. We recommend cleaning the lint filter in the dryer after every load. We also recommend installing the transition duct (between the dryer and the vent duct in the wall) according to dryer manufacturer's recommendations. These recommendations usually include using the shortest run of flexible metal dryer duct as possible and restricting kinks and bends in the duct. We recommend that you not use plastic dryer duct because this duct is more prone to the air flow restrictions that can allow lint build up and result in a fire.

Most residential dryers use 200 cubic feet per minute or more of air during operation. Closing the laundry room door while running the dryer can deprive the dryer of the air it needs to operate properly. This can increase the amount of time the dryer must run and increase the dryer operating costs. If you use a gas dryer, depriving the dryer of air can result in incomplete combustion which can damage the dryer and allow combustion products such as carbon monoxide to enter the home. We recommend that you do not close the laundry room door when using the dryer.

## Living Areas

Arizona and national inspection standards require that we inspect the living areas of the home. These areas include the foyer, living, dining and family rooms, and other living areas such as dens, lofts and libraries. We observe walls, ceilings, floors, railings, counter tops and a representative number of windows and interior doors. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We report visible signs of water infiltration and harmful condensation within the structure.

Our observation of components is from a functional perspective. We do not report cosmetic deficiencies such as drywall cracks and holes, dirt, holes, tears and similar defects, normal wear and tear, and similar issues that are visible to a reasonable home buyer or home owner conducting a reasonable review of the home. We do not observe floor coverings and decorative components such as interior paint, wallpaper and window treatments.

Owner belongings often restrict our ability to observe living area components. We do not move owner belongings so we can avoid damage to belongings and injury to ourselves. We attempt to observe as much of the living area as possible and operate as many windows and interior doors as possible. Because our observations are random, we may not detect some minor functional issues.

### Living Area Components Condition

#### Living Areas Condition

##### *Component Descriptions and Conditions*

We observed the living areas according to Arizona and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

### Living Area Component Deficiencies

#### Wall and Ceiling Deficiencies

##### *Deficiencies and Recommended Actions*

We observed moisture stains and drywall deterioration on ceilings and walls. We were not able to determine if the stains and deterioration are from active or previous leak(s). We recommend that a qualified roofing contractor locate and repair the water source causing the stains. The stains requiring attention includes: in the front dining area.



We observed rust and moisture staining on floors and on exterior walls. We were not able to determine if this is an active leak. We recommend that a qualified contractor determine that there is no damage or fungal growth in the wall near the leak area(s). We recommend repairs as required by a qualified contractor. The area(s) requiring attention include: in the dining area at the exterior wall near the kitchen.



## Bedrooms

Arizona and national inspection standards require that we inspect the bedrooms. We observe walls, ceilings, floors, counter tops and a representative number of windows and interior doors. We operate a representative number of cabinet doors and drawers, interior doors and accessible windows. We report visible signs of water infiltration and harmful condensation within the structure. We do not observe floor coverings and decorative components such as interior paint, wallpaper and window treatments. We do not observe appliances that are not permanently attached such as refrigerators, ice makers and entertainment systems.

Our observation of components is from a functional perspective. We do not report cosmetic deficiencies such as drywall cracks and holes, dirt, holes, tears, and similar defects, normal wear and tear, and similar issues that are visible to a reasonable home buyer or home owner conducting a reasonable review of the home.

Owner belongings often restrict our ability to observe bedroom components. We do not move owner belongings so we can avoid damage to belongings and injury to ourselves. We attempt to observe as much of the bedroom area as possible and operate as many windows and interior doors as possible. Because our observations are random, we may not detect some minor functional issues.

### Bedrooms Components Condition

#### Bedroom Condition

##### *Component Descriptions and Conditions*

We observed the bedrooms according to Arizona and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

#### Smoke Alarm Inspections

##### *Inspection Limitations*

We observed smoke alarm(s) in the home located in areas common for a home of this age. We do not test smoke alarms as part of our service. If this inspection was for a resale home, we recommend that you test all smoke alarm(s) before closing. You should continue to test them and change batteries as recommended by the smoke alarm(s) manufacturer.

Smoke alarms are an important safety feature required in new homes by most building departments. The required locations of smoke alarms and the effective dates of those requirements vary by jurisdiction. Regardless of whether smoke alarms were required when the home was built, we recommend installing smoke alarms in all homes.

A minimum smoke alarm location layout includes one within ten feet of each bedroom and one on each floor, including one near every fuel burning appliance. Other smoke alarm layouts may be appropriate. Refer to manufacturer's instructions. Many experts now recommend carbon monoxide alarms in addition to smoke alarms, particularly in homes with fuel burning appliances and in attached garages. We recommend carbon monoxide alarms as a wise additional safety precaution. Install them according to manufacturer's instructions.

Smoke alarms have a limited design life. Some experts recommend replacing smoke alarms after about 10

years. We recommend replacing smoke alarms that are older than 10 years.

## Bedroom Component Deficiencies

### Smoke Alarm Deficiencies

#### *Important Information*

We observed that the smoke alarm(s) appear aged. The average reliable service life of smoke alarm(s) is about 10 years. We recommend replacing smoke alarm(s) older than 10 years as an upgrade after closing.

## Bathrooms

Arizona and national inspection standards require that we inspect the bathrooms. In addition to the plumbing and electrical components, we observe the walls, ceilings, floors, countertops and a representative number of cabinet doors and drawers, windows and interior doors. We observe bath fans, if any, installed in the bathrooms. We do not observe floor coverings and decorative components such as interior paint, wallpaper and window treatments.

Our observation of components is from a functional perspective. We do not report cosmetic deficiencies such as drywall cracks and holes, dirt, tears and similar defects in wallpaper, normal wear and tear, and similar issues that are visible to a reasonable home buyer or home owner conducting a reasonable review of the home.

Owner belongings often restrict our ability to observe bathroom components. We do not move owner belongings so we can avoid damage to belongings and injury to ourselves. We attempt to observe as much of the bathrooms as possible and operate as many windows and interior doors as possible. Because our observations are random, we may not detect some minor functional issues.

## Bathroom Components Condition

### Bathroom Condition

#### *Component Descriptions and Conditions*

We observed the bathrooms according to Arizona and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

## Bathroom Component Deficiencies

### Exhaust Fan Motor & Housing Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that an exhaust fan did not operate using visible controls. This can allow excessive moisture to build up in the bathroom damaging surrounding materials and contributing to fungal growth. We recommend repair or replacement by a qualified tradesman. The fan(s) requiring attention include: the second story hall bathroom.

We observed that exhaust fan(s) make more noise than similar fans. This may indicate that the fan(s) are defective or improperly installed. We recommend evaluation and repair by a qualified tradesman. The fan(s) requiring attention include: in the pool bathroom.

## Hallway

Arizona and national inspection standards require that we inspect the hallways in the home. We observe walls, ceilings, floors, counter tops and a representative number of windows and interior doors. We operate a representative number of interior doors, cabinet doors and drawers, and accessible windows. We report visible signs of water infiltration and harmful condensation within the structure. We do not observe floor coverings and decorative components such as interior paint, wallpaper and window treatments.

Our observation of components is from a functional perspective. We do not report cosmetic deficiencies such as drywall cracks and holes, dirt, holes, tears and similar defects, normal wear and tear, and similar issues that are visible to a reasonable home buyer or home owner conducting a reasonable review of the home.

Owner belongings often restrict our ability to observe components. We do not move owner belongings so we can avoid damage to belongings and injury to ourselves. We attempt to observe as much of the hallways as possible and operate as many windows and interior doors as possible. Because our observations are random, we may not detect some minor functional issues.

### Hallways

#### Hallway Condition

##### *Component Descriptions and Conditions*

We observed the hallways according to Arizona and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

## Stairs

Arizona and national inspection standards require that we inspect the interior and exterior stairs, balconies, and decks in the home. We observe walls, ceilings, floors, stair treads and risers, handrails, and guardrails. We report visible signs of water infiltration and harmful condensation within the structure. We do not observe floor coverings and decorative components such as interior paint, wallpaper and window treatments.

Our observation of components is from a functional perspective. We do not report cosmetic deficiencies such as drywall cracks and holes, dirt, holes, tears and similar defects, normal wear and tear, and similar issues that are visible to a reasonable home buyer or home owner conducting a reasonable review of the home.

Owner belongings often restrict our ability to observe components. We do not move owner belongings so we can avoid damage to belongings and injury to ourselves. We attempt to observe as much of the stairs as possible. Because our observations are random, we may not detect some minor functional issues.

### Stairs Rails & Guards

#### Stairs Rails & Guards Condition

##### *Component Descriptions and Conditions*

We observed stairs, handrails, and guards according to Arizona and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

## Fireplace and Chimney

Arizona and national inspection standards require that we inspect the visible areas of fireplace components including fireboxes, chimneys, and vents. The important term in the preceding sentence is visible areas. All fireplaces have components that are not visible during a home inspection. It is not possible to view the interior of most fireplace components because the interior is often concealed by other components such as chimney caps and framing. The turns and bends necessary to install most chimneys or vents often make complete visual inspection impossible even if access is available at one or both ends. It is not possible to view the exterior of chimneys or vents because the exterior is concealed by framing or finish materials. Inspection of most chimneys or vents is usually limited to a few feet or less of exposed area. Inspection of a few feet of exposed area will not reveal damage in concealed areas and will not reveal the operational characteristics of these components including their ability to properly remove combustion products from the structure.

Because we do not light fires in fireplaces and solid fuel burning appliances and because we do not use special equipment to conclusively determine draft characteristics of chimneys or vents under all circumstances and because we cannot observe most areas of chimneys or vents, we cannot guarantee the proper operation of these components. Video scans and other specialized tests are available to perform more complete inspections of chimneys or vents. If you have concerns about these components that we do not address in our report, you may deem it prudent to engage a qualified specialist. Such specialists may be located on the Chimney Safety Institute of America web site: [www.csia.org](http://www.csia.org).

### Fireplace Description

#### Fireplace Type & Location

##### *Component Descriptions and Conditions*

The fireplace in this home is a prefabricated factory built firebox designed to burn wood. It may also be designed or equipped to use manufacturer approved gas logs. Consult manufacturer's instructions for installing gas logs or gas fire starters. The chimney is a prefabricated metal flue installed in a framed chase. The fireplace is located in the family room.

#### Prefabricated Fireplace Description

##### *Component Descriptions and Conditions*

Prefabricated fireplaces consist of factory built metal fireboxes and associated components such as outside air intake ducts and metal vents. The manufacturer designs and tests these components to work safely together. When installed and used according to the manufacturer's instructions, prefabricated fireplaces can be as safe and functional as masonry fireplaces.

There are two basic types of prefabricated fireplaces. The most common prefabricated fireplace used in new construction in Arizona is not really a fireplace, but a decorative gas appliance. There are two categories of decorative gas appliances. A vented decorative gas appliance is either direct vented, using a short vent that terminates on a sidewall near the appliance, or vented through a vent that terminates on the roof. The other common type of decorative gas appliance is the unvented appliance. The amount of combustion products produced by an unvented appliance supposed to be about the same as a gas oven, so venting to the outside is not considered necessary. Because they are not vented, these decorative appliances can be installed almost anywhere and come in a wide variety of shapes and sizes. Decorative gas appliances cannot burn anything other than the small quantities of gas for which they are designed.

One type of prefabricated fireplace, rarely seen in new construction in this area, is the traditional wood burning fireplace. It consists of a metal firebox using a double wall metal pipe as a chimney. Many of these fireplaces can be converted to use gas logs instead of wood.

It is very important to follow manufacturer's instructions and use manufacturer approved components when installing and using prefabricated fireplaces. Using unapproved methods and materials will usually void manufacturer's warranties and can create dangerous situations. One commonly installed component that may not be manufacturer approved is the decorative shroud that is installed at the top of the chimney. These can

have an adverse affect on the venting and drafting characteristics of the fireplace flue. We cannot determine if these shrouds are manufacturer approved.

Our inspection of prefabricated fireplaces is from a generalist perspective. We cannot know all possible configurations of all prefabricated fireplaces. We cannot see many important components because they are concealed by other materials. If you have concerns about a prefabricated fireplace that we do not address in the report, you may deem it prudent to consult a qualified specialist.

## Fireplace General Condition

### No Recommended Service Unless Specified

#### *Component Descriptions and Conditions*

We observed the visible components of the fireplace and the chimney or vent, if any, according to Arizona and national standards. The observed components appear in acceptable condition given the age and type of home unless otherwise specified in this report.

#### *Important Information*

When a home changes owners, changes in fireplace use patterns may occur. Fireplace use patterns that may not have caused problems for one owner may cause problems for another. The National Fire Protection Association (NFPA) recommends that all fireplaces and chimneys receive a "Level 2" inspection as described by NFPA Standard 211 whenever a home is sold.

## Chimney Water Management

### Chimney Flashing Deficiencies

#### *Important Information*

We observed evidence of repairs at the rear porch roof indicating that there may have been a leak near the chimney at one time. We were unable to determine if the leak is active. We recommend monitoring the rear porch roof for evidence of active leaking and we recommend repair by a qualified contractor if leak evidence is detected.

## Prefabricated Fireplace & Chimney

### Firebox Deficiencies

#### *Deficiencies and Recommended Actions*

We observed soot stains on the fireplace brick or stone surround. Soot stains can result from operating the fireplace without opening the flue (a harmless mistake) and they can result from improper drafting of combustion products up and out of the flue. We recommend evaluation be a qualified fireplace specialist.



### Fireplace Damper Deficiencies

#### *Deficiencies and Recommended Actions*

We observed that the fireplace damper is stuck open. This allows conditioned air to escape up the chimney. We recommend repair by a qualified prefabricated fireplace specialist.

## Garage

Arizona and national inspection standards require that we inspect attached and detached garages. In addition to the plumbing and electrical components, we observe the walls, ceilings, floors, vehicle doors, door openers, exterior access doors and the door into the home. We also inspect fire separation walls and doors. We do not observe floor coverings and decorative components such as interior paint, wallpaper and window treatments. We do not observe the interior of garage storage cabinets. We do not test garage door opener remote control units of any kind.

Our observation of components is from a functional perspective. We do not report cosmetic deficiencies such as drywall cracks and holes, dirt, tears and similar defects in wallpaper, normal wear and tear, and similar issues that are visible to a reasonable home buyer or home owner conducting a reasonable review of the home.

Owner belongings often restrict our ability to observe garage components. We do not move owner belongings so we can avoid damage to belongings and injury to ourselves. We attempt to observe as much of the garage as possible and operate as many windows and doors as possible. Because our observations are random, we may not detect some minor functional issues.

### Garage General Comments and Condition

#### Garage Condition

##### *Component Descriptions and Conditions*

We observed the attached garage or carport according to Arizona and ASHI standards. The observed components appear in acceptable condition and appear to function as intended given the age and type of home unless otherwise specified in this report.

### Garage Entry and Vehicle Doors

#### Vehicle Door

##### *Important Information*

We observed that the garage door(s) need routine maintenance and adjustment such as lubrication and hardware tightening. We recommend regular maintenance according to manufacturer's instructions.

##### *Deficiencies and Recommended Actions*

We observed gap(s) between the overhead garage door and the foundation. This gap provides an entry point for water and vermin. We recommend that a qualified tradesman seal the gap according to current accepted standards and manufacturer's recommendations for materials used.

We observed that track(s) for the garage vehicle door have sustained minor damage. This can prevent the door from functioning as intended and can place strain on the door and automatic opener. We recommend repair by a qualified technician.

#### Automatic Opener Safety Deficiencies

##### *Deficiencies and Recommended Actions*

We observed that automatic garage door opener(s) did not reverse when striking a 1-1/2" object as recommended by most opener manufacturers. This function operates in conjunction with the sensors (on newer units) to reduce injury and property damage if the door closes on people or property. We recommend that a qualified technician adjust the opener(s) to reverse according to manufacturer's recommendations.

We observed that the garage door opener control button(s) or button prewire location are installed less than 5' above the floor. Manufacturers usually recommend installing the controls at least 5' above the floor to discourage operation of the door by children. Children have been injured by operating the door then attempting to run under the door. We recommend that a qualified technician move the control(s) to the manufacturer's recommended height.

We observed that the automatic garage door opener(s) safety reverse sensors are higher than 6" above the floor. This violates manufacturer's instructions and is a safety hazard. We recommend that a qualified technician move the sensors to the manufacturer's recommended height.

## Garage Ceiling Walls Floor Fire Separation Deficiencies

### *Deficiencies and Recommended Actions*

We observed that the door from the garage into the home does not comply with fire separation standards. This is a fire safety hazard. Current accepted standards recommend that openings between the garage and residence shall be equipped with solid wood doors not less than 1 3/8 inches in thickness, solid or honeycomb core steel doors not less than 1 3/8 inches thick, or 20-minute fire-rated doors. Pet doors disrupt the required fire separation. We recommend replacement of the door by a qualified contractor experienced in firewall requirements.



## Wall & Ceiling Deficiencies

### *Deficiencies and Recommended Actions*

We observed moisture stain(s) on the garage ceiling. We were not able to determine if these are active or previous leak(s). We observed no damage other than the stains. We recommend evaluation and repair by a qualified contractor. The stain(s) requiring attention include: stains on the right ceiling below the owner bathroom and a stain near the center of the front garage area below the second story side wall.



## Swimming Pool

Arizona and national inspection standards specifically exclude swimming pools and spas from the scope of a home inspection. As a courtesy and convenience to our clients we provide a limited observation of in-ground swimming pools and spas at no additional cost to the client.

Our pool and spa observation is a limited visual observation of the visible components of the pool and surrounding area. This includes the interior surface of the pool or spa, the surface of the surrounding deck, and access safety features such as fences and gates. We observe the water circulation system including the visible exterior components of the pipes, jet and suction covers, skimmers, pump(s) and filter. We attempt to operate the main circulating pump and any nearby secondary pumps using nearby normal controls.

We do not perform the more comprehensive tests that a pool specialist might perform. Our limited visual

observation does not include: opening and inspecting the interiors of filters, pumps and heaters; operating water control valves; performing water quality or chemical tests; testing automatic chemical insertion devices; performing leak tests; testing pool cleaners other than to observe if the equipment appears to move when the pump is activated; activating or testing water heating equipment, operating blowers, bubblers and similar devices, operating or testing electronic and remote control devices and systems, observing or testing pool accessories such as ladders, diving boards, pool covers, and similar equipment, and determining the safety, design or compatibility of pool equipment.

All pools and spas lose water at varying rates. In most cases this loss is due to evaporation. Pools and spas exposed to the sun for long periods during the day can lose water at a significant rate. This water loss can easily be confused with a leak. A pool specialist can perform a simple test to determine whether water loss is likely a leak or simply evaporation. Tests to determine the location and cause of any leak can be difficult and expensive. Only a qualified specialist should perform such tests.

Pool access safety requirements have changed over time and become more stringent. Current standards vary among jurisdictions including effective dates and requirements about retrofitting existing pools. While pools and spas built in prior years may not be required to meet current standards, it is prudent from a liability perspective to meet as many of the current access safety standards as possible.

Because of the potential liability, home insurance companies are particularly interested in pool safety. High risk fixtures such as diving boards and slides may cause significant increases in insurance rates and may make it difficult to obtain insurance. You should check with your insurance company well before closing about their pool insurance requirements. We do not observe these components and recommend that you consider removing them for safety and liability reasons.

Electrical safety around pools and spas is critical. At a minimum, pumps, lights, and metal within five feet of the pool should be bonded according to the equipment manufacturer's recommendations. Receptacles in the pool and pool equipment should all be on ground fault interrupt circuits as should high voltage underwater lights. There are specific requirements for clearances between light fixtures and the water. Light fixtures that could fall into the water should be on ground fault interrupt circuits.

We conduct our limited pool and spa observation from a generalist perspective. We are not pool specialists. If you have any concerns about the pool or spa that we do not address in our report, you may consider it prudent to engage a pool specialist to perform a thorough inspection of the pool or spa.

Our limited pool and spa observation does not constitute a warranty or guarantee of any kind regarding the pool or its operation.

OUR LIMITED POOL AND SPA OBSERVATION IS NOT AN INSPECTION AS DEFINED IN THE ARIZONA STANDARDS OF PROFESSIONAL PRACTICE FOR THE INSPECTION OF SWIMMING POOLS AND SPAS

## **Pool**

### **Pool Condition**

#### *Component Descriptions and Conditions*

We conducted a limited observation of the visible components of the pool and surrounding area. The objective of this limited observation is to determine if the observed components are performing significantly below their intended functionality and may require further evaluation by a qualified pool contractor. The observed components of the pool and surrounding area appear in acceptable condition and appear to function as intended given the age and type of pool unless otherwise specified in this report.

### **Pool Access Deficiencies**

#### *Important Information*

We observed that hung door(s) allowing access to the pool may not satisfy pool access requirements. This is a drowning safety hazard. Regulations vary by jurisdiction including effective dates and requirements to retrofit

existing pools. State regulations require a self closing and latching door with the latch at least 54 inches above the floor. We recommend determining the specific requirements for this home and complying with all requirements. Failure to do so could subject the owner to substantial legal liability.

*Deficiencies and Recommended Actions*

We observed that the automatic closing and latching mechanism is absent or did not function on gate(s) that allow access to the pool. This is a drowning safety hazard and presents significant potential liability for the pool owner. Gates should automatically close and latch without assistance to help keep children out of the pool area. We recommend repair by a qualified tradesman.

**Pool Electrical Deficiencies**

*Deficiencies and Recommended Actions*

We did not observe a properly connected bonding wire on the pool pump motor and on the timer box. This is an electrical shock safety hazard and a violation of accepted standards. We recommend repair by a qualified electrical contractor.



We observed that the pool timer inner cover is absent and that the outer cover is damaged. This is an electrical shock safety hazard. We recommend replacement of the timer box by a qualified technician.



**Pool Light Deficiencies**

*Deficiencies and Recommended Actions*

We observed that the pool light did not function using visible operating controls. We recommend evaluation and repair by a qualified pool contractor.

**Pool Circulation System Deficiencies**

*Important Information*

We observed that pool drain cover(s) are the obsolete flat covers. This is an entrapment drowning hazard. Current standards recommend using raised non-entrapment covers that help prevent swimmers from becoming trapped at the drain by the pump suction. We recommend replacing the obsolete covers with the new safer covers.

**Pool Interior Surface Deficiencies**

*Deficiencies and Recommended Actions*

We observed that the pool interior surface is deteriorated and is past the end of its service life. Pool surfaces that deteriorate past a certain point can be costly to refinish. We recommend evaluation by a qualified pool contractor.



**Pool Filter Deficiencies**

*Important Information*

We observed that the pool filter is a diatomaceous earth type. Diatomaceous earth is considered a hazardous material in some jurisdictions and disposal into storm and sewer drains may be prohibited. We recommend inquiring about local regulations regarding diatomaceous earth disposal.

**Pool Deck Deficiencies**

*Deficiencies and Recommended Actions*

We observed that the pool deck surface, sometimes referred to as "Kool Deck" is significantly deteriorated. The deck needs to be resurfaced. We recommend evaluation by a qualified pool contractor.



## AFFILIATIONS AND CERTIFICATIONS



Bruce A. Barker  
Inspector

Author: "Everybody's Building Code"

Author: "Black & Decker's Codes for Homeowners"

State of Arizona Certified Home Inspector (39784)

State of Arizona Licensed Residential Contractor (ROC201734)

State of Florida Licensed Residential Contractor (CRC058417)

International Code Council Certified Residential Combination Inspector (5188272-R5)

Certified Building Energy Analyst

Certified Infrared Thermographer

Certified Tile Roof Installer

Certified Member American Society of Home Inspectors (ASHI 210549)

Chair ASHI National Standards of Professional Practice Committee

Former Member ASHI National Technical Committee

Member Independent Home Inspectors of North America

Former Custom Home Builder

Masters Degree in Business Administration

## REPORT CONCLUSION

1234 W. Sample Lane, Cary, NC 27512

Thank you for allowing us to inspect your home. We want your home to be as risk free as possible, so we recommend that you consider these general safety precautions: install and maintain smoke and carbon monoxide detectors according to manufacturer's recommendations; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by adding ground-fault outlets; disconnect power to all electrical equipment before servicing; apply safety-film to non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than four inches; regulate the temperature of water heaters to prevent scalding; store goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers in child resistant cabinets; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and comply with all regulations regarding pool and spa access.

We have made every effort to provide a top quality inspection and report. If you are satisfied with our service, please remember to tell your friends, neighbors and colleagues about us. If we have not exceeded your expectations, please give us the opportunity to work with you to reach a fair resolution. We adhere to the highest standards of the industry and treat everyone with kindness, courtesy, and respect.

We are always a phone call away. We look forward to working with you again.

## TABLE OF CONTENTS

CONFIDENTIAL INSPECTION REPORT	1
GENERAL INFORMATION	2
SCOPE OF WORK	3
Structural Components	5
Structural Component Descriptions	5
Structural Component Condition	6
Exterior	6
Wall Coverings & Fascia & Trim	6
Exterior Doors and Windows	8
Driveways Walkways Patios	9
Yard Walls Fences Retaining Walls	9
Grading and Drainage	9
Plants and Trees	10
General Maintenance Recommendation	11
Roof	11
Concrete Tile Roof	12
Front Porch and Rear Patio Cover	13
Roof Penetrations	13
Gutters and Downspouts	14
Attic	14
Attic Inspections	15
Plumbing	15
Water Distribution System	17
Drain Waste and Vent System	17
Electric Water Heaters	17
Irrigation Systems	19
Bathroom Plumbing	19
Garage & Exterior Plumbing	20
Kitchen & Laundry Plumbing	20
Electrical	21
Primary Panelboard	21
Ground Fault Interrupt Circuits	22
Branch Circuit Components	22
Telephone Audio Video & Computer Wiring	24
Heat and Air Conditioning	24
Heat Pump Description & Condition	25
Heat Pump Deficiencies	26
Kitchen	27
Kitchen Inspections	27
Kitchen Cabinets Counters & Appliances	27
Kitchen Ceilings Walls Floors Doors	28
Laundry	29
Laundry	29
Living Areas	30
Living Area Components Condition	30
Living Area Component Deficiencies	30
Bedrooms	31
Bedrooms Components Condition	31
Bedroom Component Deficiencies	32
Bathrooms	32

**Inspection Address:** 1234 W. Sample Lane, Cary, NC 27512  
**Inspection Date/Time:** 3/30/2012 8:00 am to 11:00 am

---

Bathroom Components Condition	32
Bathroom Component Deficiencies	32
Hallway	33
Hallways	33
Stairs	33
Stairs Rails & Guards	33
Fireplace and Chimney	34
Fireplace Description	34
Fireplace General Condition	35
Chimney Water Management	35
Prefabricated Fireplace & Chimney	35
Garage	36
Garage General Comments and Condition	36
Garage Entry and Vehicle Doors	36
Garage Ceiling Walls Floor	37
Swimming Pool	37
Pool	38
Certifications and Affiliations	41
Report Conclusion	42

ATTACHMENTS